



September 19, 2012

**City Hall Council Subcommittee Meeting Agenda**

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|--|-------------------|
| <b>1. Process and Schedule</b>   | <b>10 Minutes</b> |
| <ul style="list-style-type: none"><li>a. Role of Subcommittee and Full Council</li><li>b. Schedule – Decision by Council Break (Dec. 15)<ul style="list-style-type: none"><li>i. Council Work Sessions</li><li>ii. Subcommittee Meetings</li></ul></li></ul>   |                   |
| <b>2. Review Current Project Status</b>  | <b>20 Minutes</b> |
| <ul style="list-style-type: none"><li>a. Status of Options<ul style="list-style-type: none"><li>i. Renovate/Rebuild</li><li>ii. Demolish and Build New</li><li>iii. Transition to EWEB</li></ul></li><li>b. Status of Schedule<ul style="list-style-type: none"><li>i. City Hall Unoccupied</li><li>ii. 24-36 Months to Design and Construct</li></ul></li></ul> |                   |
| <b>3. Current Project Assumptions</b>  | <b>25 minutes</b> |
| <ul style="list-style-type: none"><li>a. Cost</li><li>b. Level of Consolidation</li><li>c. Phasing<ul style="list-style-type: none"><li>i. Initial Build-out</li><li>ii. Full Build-out</li></ul></li><li>d. Pros and Cons of Options</li></ul>  |                   |
| <b>4. Schedule Next Meeting</b>  | <b>5 minutes</b>  |
| <b>Adjourn</b>   | <b>60 Minutes</b> |

## City Hall Options

	Option 1 Rebuild	Option 2 Build New	Option 3 EWEB
<b>Phase 1</b>			
Cost	\$15 Million	\$15 Million	\$15 Million
Initial Build-out	20-25,000 sq. ft. Mayor, Council, CMO + shelled space for future occupancy	20-25,000 sq. ft. Mayor, Council, CMO + developable land	???
Pros	Self-contained project; simple, achievable, and least risk; easier and cheaper to add space in phases; includes on-site parking; saves a piece of Eugene's history	Opportunity to fix all problems associated with existing bldg.; opportunity to achieve other development goals; potentially more energy efficient	Could provide full consolidation without new construction; includes on-site parking and potential future expansion space; CH site could be developed for other uses
Cons	Under-utilization of site; more challenging access and way-finding; harder to achieve aggressive energy efficiency goals	Greatest risk for both cost and schedule; most expensive option long term	Increases dispersion and inefficiency until full build-out; not truly downtown; political complications w/ EWEB
<b>Phase 2</b>			
Cost	\$15 Million ±	\$25 Million ±	???
Full Build-out	75-80,000 sq. ft. ± additional area	75-80,000 sq. ft. ± additional area	100,000 sq. ft. ± total
Pros	At least half of area can be accommodated in existing structure; less expensive than Build New option	Expansion space might be accommodated in developer's build-out; greater opportunity to achieve aggressive energy-efficiency goals	Potential to be least expensive option if City can acquire entire bldg.; provides add'l expansion space on-site
Cons	Site can't accommodate full build-out;	Some (or all) of add'l build-out might have to be off-site; most expensive and time- consuming option	EWEB has no immediate plans to vacate Admin. Building.; relocates majority of City offices out of downtown